2014 Global Outlet Centers Report

Inside:
- Exclusive Outlet Center Research
- Shopping MCG’s La Reggia
- Construction starts in China, Qatar, Finland
- Performance and Leasing News
A SIMON PROPERTY GROUP / KAEMPFER PARTNERS JOINT VENTURE
MCARTHURGLEN.COM

ENCHANTING | McARTHURGLEN

ONE OF TWO LUXURY PIAZZAS AT McARTHURGLEN DESIGNER OUTLET NOVENTA DI PIAVE NEAR VENICE
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The status, stability and robust growth of outlet development proves the sector is thriving as centers open in every corner of the world.

By LINDA HUMPHERS
Editor in Chief/Director

THREE YEARS AGO VRN/IOJ reported that worldwide there were 355 outlet centers totaling 10.2 million m² and 83 planned outlet projects totaling 2.9 million m². If there are any doubts about outlet retailing’s potential, or about the consumer’s continuing demand for quality and pricing, take note that since 2011, another 62 outlet centers have opened and the industry has grown by 2.4 million m².

Regarding the outlet pipeline, VRN/IOJ now has a list of 115 planned projects totaling 3.8 million m², a hefty increase since 2011. And the growth has been global. In the past three years, 22 centers have opened in Europe/CEE/Middle East; 10 in Asia and 30 in North and South America.

VRN has been collecting data on the outlet sector since 1988, rigorously defining an outlet center as one in which at least 50 percent of the tenants are outlet. If the outlet tenancy in an existing center drops below 50 percent, that...
project is dropped from the database until the tenancy again reaches the threshold. Some centers never return to the list, thus, the number of outlet centers doesn’t increase just because a new center opens.

The data is constantly changing and VRN strives to keep it as current as possible through a stringent verification process.

The most difficult outlet development to track is that in China. There are scores of outlet centers there, but less than two dozen meet VRN’s tenanting standards. To date, VRN has been able to verify only eight of those centers, which is the number used in this report. We prefer to err on the side of conservative than to include centers that would give the wrong impression of the industry’s quality and size.

Yiquin Wang, who has written on Chinese outlet centers for IOJ, told us that he sorts Chinese outlet centers into four categories:

- World-class (equal to U.S./European standards)
- Medium-quality (likely not equal to those standards)
- Low-quality (definitely not equal to those standards)

On the following pages are snapshots of the outlet industry’s progress around the world. Data in this report is also used in VRN’s Global Outlet Project Directory, which can be purchased online at www.valueretailnews.com.

If you would like to comment on the data in this report or ask any questions, please contact me at lhumphers@icsc.org.

**Source:** Value Retail News

### World’s 20 Largest Outlet Centers

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Owner</th>
<th>GLA m²</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shanghai Outlets</td>
<td>Shanghai, China (PRC)</td>
<td>Bailian</td>
<td>130,107</td>
<td>2006</td>
</tr>
<tr>
<td>Deepo Outlet Center Istanbul</td>
<td>Istanbul, Turkey</td>
<td>Torunlar Sirketler Grubu</td>
<td>87,095</td>
<td>2010</td>
</tr>
<tr>
<td>Woodbury Common Premium Outlets</td>
<td>New York, USA</td>
<td>Simon Property Group</td>
<td>78,492</td>
<td>1985</td>
</tr>
<tr>
<td>Freeport Outlet Alcochete</td>
<td>Lisbon (Alcochete), Portugal</td>
<td>Freeport Retail Ltd.</td>
<td>75,079</td>
<td>2004</td>
</tr>
<tr>
<td>Orlando Premium Outlets International Drive</td>
<td>Florida, USA</td>
<td>Simon Property Group</td>
<td>72,103</td>
<td>1981</td>
</tr>
<tr>
<td>Dubai Outlet Mall</td>
<td>Dubai, United Arab Emirates</td>
<td>Al Ahli Holding Group</td>
<td>69,750</td>
<td>2007</td>
</tr>
<tr>
<td>Tanger Outlets Deer Park</td>
<td>New York, USA</td>
<td>Tanger Outlets</td>
<td>68,904</td>
<td>2008</td>
</tr>
<tr>
<td>San Marcos Premium Outlets</td>
<td>Texas, USA</td>
<td>Simon Property Group</td>
<td>68,541</td>
<td>1990</td>
</tr>
<tr>
<td>VF Outlet Center</td>
<td>Pennsylvania, USA</td>
<td>VF Outlet</td>
<td>68,262</td>
<td>1970</td>
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<tr>
<td>Tanger Outlets Riverhead</td>
<td>New York, USA</td>
<td>Tanger Outlets</td>
<td>67,865</td>
<td>1996</td>
</tr>
<tr>
<td>Shanghai Fashion Center (SFC)</td>
<td>Shanghai, China (PRC)</td>
<td>Shangtex Holding Co., Ltd</td>
<td>65,100</td>
<td>2011</td>
</tr>
<tr>
<td>Via Port Outlet Shopping</td>
<td>Istanbul, Turkey</td>
<td>Boyraktar Insaat A.S.</td>
<td>64,068</td>
<td>2008</td>
</tr>
<tr>
<td>Altinyildiz Outlet Center</td>
<td>Istanbul, Turkey</td>
<td>Boyraktar Insaat</td>
<td>64,068</td>
<td>2010</td>
</tr>
<tr>
<td>Birch Run Premium Outlets</td>
<td>Michigan, USA</td>
<td>Simon Property Group</td>
<td>63,426</td>
<td>1986</td>
</tr>
<tr>
<td>Camarillo Premium Outlets</td>
<td>California, USA</td>
<td>Simon Property Group</td>
<td>63,147</td>
<td>1995</td>
</tr>
<tr>
<td>Orlando Premium Outlets Vineland</td>
<td>Florida, USA</td>
<td>Simon Property Group</td>
<td>61,380</td>
<td>2000</td>
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<tr>
<td>Desert Hills Premium Outlets</td>
<td>California, USA</td>
<td>Simon Property Group</td>
<td>60,450</td>
<td>1990</td>
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<tr>
<td>Mega Mills</td>
<td>Shanghai, China (PRC)</td>
<td>Shanghai Welead Investment Co.</td>
<td>60,059</td>
<td>2013</td>
</tr>
<tr>
<td>Optimum Gaziemir Outlet Center</td>
<td>Izmir, Turkey</td>
<td>Renaissance Construction</td>
<td>58,060</td>
<td>2010</td>
</tr>
<tr>
<td>Optimum Adana Outlet Center</td>
<td>Adana, Turkey</td>
<td>Renaissance Construction</td>
<td>56,060</td>
<td>2011</td>
</tr>
</tbody>
</table>

Bayraktar Insaat’s Via Port Outlet Shopping, which opened in 2008, is one of 13 outlet centers in Turkey.
Existing Outlet Centers in Europe/CEE/Middle East

<table>
<thead>
<tr>
<th>COUNTRY</th>
<th>EXISTING CENTERS</th>
<th>GLA m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austria</td>
<td>3</td>
<td>73,341</td>
</tr>
<tr>
<td>Belgium</td>
<td>2</td>
<td>35,359</td>
</tr>
<tr>
<td>Bulgaria</td>
<td>1</td>
<td>16,468</td>
</tr>
<tr>
<td>Croatia</td>
<td>1</td>
<td>15,996</td>
</tr>
<tr>
<td>Czech Republic</td>
<td>2</td>
<td>45,049</td>
</tr>
<tr>
<td>Denmark</td>
<td>1</td>
<td>13,950</td>
</tr>
<tr>
<td>France</td>
<td>19</td>
<td>306,651</td>
</tr>
<tr>
<td>Germany</td>
<td>11</td>
<td>148,808</td>
</tr>
<tr>
<td>Greece</td>
<td>3</td>
<td>38,529</td>
</tr>
<tr>
<td>Hungary</td>
<td>1</td>
<td>23,321</td>
</tr>
<tr>
<td>Ireland</td>
<td>2</td>
<td>19,995</td>
</tr>
<tr>
<td>Italy</td>
<td>20</td>
<td>574,663</td>
</tr>
<tr>
<td>Netherlands</td>
<td>3</td>
<td>77,437</td>
</tr>
<tr>
<td>Norway</td>
<td>1</td>
<td>11,011</td>
</tr>
<tr>
<td>Poland</td>
<td>9</td>
<td>167,898</td>
</tr>
<tr>
<td>Portugal</td>
<td>3</td>
<td>129,220</td>
</tr>
<tr>
<td>Romania</td>
<td>2</td>
<td>43,980</td>
</tr>
<tr>
<td>Russia</td>
<td>3</td>
<td>81,822</td>
</tr>
<tr>
<td>Serbia</td>
<td>1</td>
<td>18,600</td>
</tr>
<tr>
<td>Slovak Republic</td>
<td>1</td>
<td>16,015</td>
</tr>
<tr>
<td>Spain</td>
<td>12</td>
<td>213,664</td>
</tr>
<tr>
<td>Sweden</td>
<td>2</td>
<td>30,365</td>
</tr>
<tr>
<td>Switzerland</td>
<td>5</td>
<td>90,689</td>
</tr>
<tr>
<td>Turkey</td>
<td>13</td>
<td>562,297</td>
</tr>
<tr>
<td>United Arab Emirates</td>
<td>1</td>
<td>69,750</td>
</tr>
<tr>
<td>United Kingdom</td>
<td>35</td>
<td>596,457</td>
</tr>
</tbody>
</table>

Totals 157 3,421,335

Source: Value Retail News

(Continued on page 8)
Experience, Profitability and Future

Because we are committed to a quality shopping experience based on location, architectural design, brand mix and services. The Style Outlets and FACTORY outlet centres offer choices that are functional and efficient while remaining attractive to shop operators and visitors.

Because we have developed marketing and leasing strategies that ensure successful results, increasing foot traffic in 2013 by 12% and total sales by 11% compared to 2012.

Because we develop and manage our outlet centres using principles of economic and environmental sustainability.

We are creating the future of retail in Europe.
## Asia/Pacific Snapshot

**Number of Outlet Centers:** 43 centers in 6 countries

**Total Outlet Center GLA:** 1,315,370 m²

**Average Outlet Center GLA:** 30,590 m²

**Average Outlet Center Age:** 9 years

**Number of Outlet Center Openings January 2011-June 2014:** 10 centers totaling 330,875 m² in 4 countries

**Number of Existing Outlet Centers per Country:**
- **Australia:** 6 centers/179,955 m²
- **China:** 8 centers/417,133 m²
- **Japan:** 21 centers/561,215 m²
- **Korea:** 3 centers/100,347 m²
- **Malaysia:** 1 center/27,714 m²
- **New Zealand:** 4 centers/29,006 m²

**Planned Phase 1 Projects through 2015:** 8 centers totaling 396,280 m²
- **China:** 15 centers/997,654 m²
- **Malaysia:** 3 centers/78,585 m²
- **Taiwan:** 1 center/51,654 m²

**Ownership:** 18 entities own 43 outlet centers throughout the Asia-Pacific region. Four developers own 25 of the 43 centers; those 25 centers total 689,276 m². Three of the four developers are partnered with Simon Property Group, whose total outlet GLA in Asia is 407,061 m². Mitsui-Fudosan owns 279,000 m² in Asia.

### 10 Largest Asia/Pacific Outlet Centers

<table>
<thead>
<tr>
<th>NAME</th>
<th>LOCATION</th>
<th>OWNER</th>
<th>GLA M²</th>
<th>OPENED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shanghai Outlets</td>
<td>Shanghai, China</td>
<td>Bailian</td>
<td>130,107</td>
<td>2006</td>
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<tr>
<td>Shanghai Fashion Center (SFC)</td>
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<td>65,100</td>
<td>2011</td>
</tr>
<tr>
<td>Mega Mills</td>
<td>Shanghai, China</td>
<td>Shanghai Welead Investment Co. Ltd.</td>
<td>60,059</td>
<td>2013</td>
</tr>
<tr>
<td>Harbour Town Gold Coast</td>
<td>Brisbane, Australia</td>
<td>The Lewis Land Group of Companies</td>
<td>59,529</td>
<td>1999</td>
</tr>
<tr>
<td>FoxTown Factory Outlets Shanghai</td>
<td>Shanghai, China</td>
<td>Orient FoxTown Co. Ltd.</td>
<td>49,151</td>
<td>2006</td>
</tr>
<tr>
<td>Gotemba Premium Outlets</td>
<td>Shizuoka, Japan</td>
<td>Mitsubishi Estate/Simon Co., Ltd.</td>
<td>44,826</td>
<td>2000</td>
</tr>
<tr>
<td>Citygate Outlets</td>
<td>Hong Kong</td>
<td>Newfoundworld Site 2 Limited</td>
<td>42,966</td>
<td>2006</td>
</tr>
<tr>
<td>Kobe-Sanda Premium Outlets</td>
<td>Hyogo, Japan</td>
<td>Mitsubishi Estate/Simon Co., Ltd.</td>
<td>42,408</td>
<td>2007</td>
</tr>
<tr>
<td>Paju Premium Outlets</td>
<td>Paju, S. Korea</td>
<td>Shinsegae/Simon Co., Ltd.</td>
<td>40,827</td>
<td>2011</td>
</tr>
<tr>
<td>Rinku Premium Outlets</td>
<td>Osaka, Japan</td>
<td>Mitsubishi Estate/Simon Co., Ltd.</td>
<td>39,525</td>
<td>2000</td>
</tr>
</tbody>
</table>

Source: Value Retail News

Asia is bursting with outlet potential, including Shanghai Welead Investment’s Mega Mills, above, which opened in 2013, and Mitsui Fudosan’s portfolio of 12 outlet centers in Japan, below.
The Americas Snapshot

**Number of Outlet Centers:** 215 in 6 countries

**Total Outlet Center GLA:** 7,812,834 m²

- **USA:** 192 centers totaling 7,427,044 m²
- **Canada:** 7 centers totaling 149,062 m²
- **Mexico:** 1 center totaling 24,831 m²
- **Puerto Rico:** 2 centers totaling 63,798 m²
- **Brazil:** 6 centers totaling 69,657 m²
- **Colombia:** 7 centers totaling 78,442 m²

**Average Outlet Center GLA:** 36,339 m²

<table>
<thead>
<tr>
<th>Country</th>
<th>Center GLA</th>
</tr>
</thead>
<tbody>
<tr>
<td>USA</td>
<td>38,682 m²</td>
</tr>
<tr>
<td>Canada</td>
<td>21,294 m²</td>
</tr>
<tr>
<td>Mexico</td>
<td>24,831 m²</td>
</tr>
<tr>
<td>Puerto Rico</td>
<td>31,899 m²</td>
</tr>
<tr>
<td>Brazil</td>
<td>11,610 m²</td>
</tr>
<tr>
<td>Colombia</td>
<td>11,206 m²</td>
</tr>
</tbody>
</table>

**Average Outlet Center Age:** 17 years in North America; 5 years in South America

**Number of Outlet Center Openings January 2011-June 2014:** 30 centers totaling 1,097,315 m²

- **USA:** 24 centers totaling 965,999 m²
- **Canada:** 2 centers totaling 81,654 m²
- **Brazil:** 4 centers totaling 49,662 m²

**Planned Phase 1 Projects through 2015:** 66 projects totaling 2,100,802 m² in 3 countries

- **USA:** 51 projects totaling 1,649,998 m² (plus 23 expansions totaling 214,430 m² to existing outlet centers)
- **Canada:** 7 projects totaling 292,704 m²
- **Brazil:** 8 projects totaling 158,100 m²

**Ownership:** In North America, 61 entities own 202 outlet centers; in South America, 6 entities own 13 centers (all seven centers in Colombia are owned by Centro Comercial Unico). The largest outlet owners in North America are Simon Property Group (69 centers totaling 2,599,511 m²) and Tanger Outlets (47 outlet centers totaling 1,253,053 m²).

The Americas continue to boom with outlet development, including the planned Outlet Fashion Fortaleza, top photo, in Brazil; Unico’s seven outlet centers in Colombia, middle photo, and Simon Property Group’s Puerto Rico Premium Outlets, below.
La Reggia captures the ease and style of upscale Italy with its Napolese décor, 200 brands and a top-notch gelato shop.

**By AMY LAUGHINGHOUSE**
Contributing Writer

**MARCIANISE, ITALY:** *Mamma mia!*
I've just arrived at McArthurGlen Designer Outlet La Reggia, 20 miles north of central Naples, and it is heaving with people.

Passing under an entry arch leading to a sunny piazza, I'm swept along on a tidal wave of humanity. Cooing young parents push baby carriages; well-coiffed women teeter in vertigo-inducing stilettos, and a man in skinny jeans laden with an oversized Louis Vuitton tote all saunter by in a cheerful, chattering, chaotic parade.

No, the hordes aren’t here for a fantasy “buy-one-get-one-free” Prada handbag giveaway. I should be so lucky. As it transpires, I’ve turned up at the start of a long holiday weekend, and it appears that all of Italy has arrived with the aim of turning the country’s economy around, and perhaps enjoying a refreshing gelato in the process.

The center, which opened in 2010, received 3.5 million visitors last year, up 15 percent from 2012. If today is any indication, it seems they can expect even greater traffic in 2014.

La Reggia – one of McArthurGlen’s five Italian designer outlet centers – routinely draws shoppers from 90 minutes away, but McArthurGlen also has an active global outreach, with sales and marketing offices in Brazil, China, Russia and South Korea.

The initiative is paying off, as the top three tax-free spending nationalities in 2013 were Russians, Chinese and Koreans. Furthermore, 60 percent of the shoppers who take the shuttle bus between La Reggia and Naples city center (about a 30-minute ride) are international visitors.

It’s easy to understand La Reggia’s appeal – not just for overseas tourists, but for locals, as well. The 283,600-sf outlet center embraces 200 brands, and the center is simply an inviting place to spend an afternoon.

Shop facades are clad in warm ochre, yellow and salmon shades of stucco, accented by columns, oriel windows, wrought-iron balconies and traditional tiled roofs.

With an abundance of blue-sky days, La Reggia also offers plenty of outdoor seating, from café tables and benches to a shady pergola furnished with old-fashioned cane chairs. Dining options include two Mediterranean restaurants, a café, lounge bar, Lindt Chocolatier, and Fantasia Gelati. (The name says it all).

A large-scale horse head sculpture by Nic Fiddian-Green – the same artist whose work can be seen near London’s Marble Arch – serves as a meeting point near the entry, while a walk-in fountain, where children (and a few parents) splash about on this warm afternoon forms a focal point in another buzzing square.

“It’s a day out for all the family to enjoy,” explains Camilla Jakobitsch, a corporate communications executive for McArthurGlen. “It’s about creating a fashion destination.”

Ah yes. Fashion. There is certainly no shortage of that here. In addition to many of the big names you might expect – Prada, Armani, Michael Kors, Polo Ralph Lauren, Tommy Hilfiger, Guess and Nike, to name a handful – I discover quite a few less familiar labels, which is always one of the pleasures of shopping in different destinations around the world.

Naples is particularly well known for men’s tailoring, and La Reggia features a number of well-known Italian brands that cater to carriers of the Y chromosome. These include Isaia, Eddy Monetti, and the tailor-made specialists Gianni Ragusa, for instance.
My favorite among them is Gutteridge. Founded in the 1870s, this Neapolitan label embodies the kind of effortless, casual chic that Italian men wear so well.

Picture a close-fitted navy linen blazer (€159), accessorized with a panama hat (€19) and a lightweight scarf in floral, paisley or polka-dot (€19) — all 40 percent off the original price.

And yes, those scarves are for men, although I’d have as much chance of draping one around my husband’s neck as I’d have of convincing him to wedge himself into a pair of purple platform heels. But the staff looks fabulous in these fashions. Somehow, Italian men always do, even if they’ve just finished digging a ditch or cleaning out the stables.

More whimsically outrageous styles for both sexes bedeck the racks of Bencivenga. Picture shirts splashed with bold florals, palm trees on a background of pink gingham, and scowling cats stalking bearded gents clutching martini glasses, reduced to €125 from €192. And those styles are just for the men.

Women are treated to flirty finds like a hot pink ruffled frock (€380), which can be paired with a beautifully appliqued, faux-jeweled matching clutch (€165). I can imagine the wickedly amusing, avant-garde evening I’d have at a cocktail party hosted by someone who regularly shopped here.

Italy is also renowned for leather, of course, and I spy a rainbow of beautiful handbags and wallets at Coccinelle. Jeremy Ho boasts a range of leather coats, including a loosely-tailored, butter-soft jacket by Vera Pelle, reduced to €320 from €480.

I love the floaty feminine fashions at Twin-Set Simona Barbieri, as well as the more tailored, timeless styles at Luisa Spagnoli (both Italian labels). But on this particular day, I ferret out some of the finest deals at Michael Kors.

When a sales assistant sees me eyeing a sequined gold jersey cowl-back dress, with a ticket price of €149 (down from €225), she helpfully informs me that it’s actually further reduced to €74.50 — an absolute steal. (Alas, it seems to cling to all the wrong places…or perhaps it’s my “places” that are in the wrong spot).

I think I may finally have my Cinderella moment at Prada, however, where I stumble upon a gorgeous pink silk gown with a balloon-style knee-length hem. It is reduced (deep breath) from €2,200 (gasp) to…€250. Never mind that I have nowhere to wear it. It is Prada…and it is 89 percent off the original price. Yes!

Or rather, no. As I attempt to wriggle into the fitted boned bodice, I feel more like a wicked stepsister shoeorning herself into a glass slipper. Dang and blast that last slice of delicious Neapolitan pizza. The darn thing won’t zip.

Surely, the only reasonable course of action is to seek solace in a gelato. I know just the place…

Amy Laughinghouse is a freelance writer based in London. You can read more about her travels at www.amylaughinghouse.com.
Royal Quays sees double-digit uptick

FOLLOWING A RECORD start to its January trading figures, Royal Quays Outlet Centre in Newcastle, England, has seen continued growth in spending and footfall.

Compared to Easter 2013, footfall increased by 4 percent and spending by 7 percent. For the year ending in January, the center’s 2013 footfall increased by 11 percent and its 2013 spending increased by 16 percent over the prior year.

The double-digit uptick at the 18-year-old center has been attributed to across-the-board consistent spending not seen since before the recession.

The 137,000-sf center is owned by North Shields Investment Properties of London. Royal Quays is next to the International Ferry Terminal where cruise ferries run between the UK and Holland.

Tenants in Royal Quays Outlet Centre include Body Shop, Clarks, Famous Footwear, Gap, Le Creuset, Marks & Spencer, Reebok and Tog 24.

Despite frigid weather, work starts on Vaalimaa

CONSTRUCTION HAS begun on Vaalimaa Luxury Outlet, a 10,680-m² outlet project being developed in Finland at the Russian border. Arcoretail, a division of the Italian Gruppo Arcotecnica, is developing the €70 million project for Russia-based Vaalimaa Shopping Center.

The 100,000-m² site in Vaalimaa, Finland will also include a casino, a 150-room Best Western Hotel, a wellness center and an international food court. The project’s site is on the E18 motorway close to the Finnish-Russian border crossing at Vaalimaa. More than 3.6 million travelers use that border crossing each year, making it the busiest crossing between the two countries. It is also notorious for its long queues, which at times have reached 60 km long.

Finland enjoys its big-spending Russian visitors – 75 percent of whom come from St. Petersburg. In 2013, Russians spent €110 million in the Vaalimaa region.

It is 97 percent leased and draws 160,000 shoppers each week.

According to Luca Bastagli Ferrari, managing director of Arcoretail, the center, which will open with 60 stores, is more than 40 percent leased with Italian brands.

“We strongly believe Vaalimaa Luxury Outlet will be a real destination center due to its location half-way between Helsinki and St. Petersburg,” he said. Vaalimaa is 187 km from Helsinki and 202 km from St. Petersburg.

The opening is scheduled for spring 2015.

Italian-Chinese project gets under way in China

THE CEREMONY for the laying of the first stone of Jihua Park Destination Center, which will include an outlet center, has been held in Changchun, China.

The project is being jointly developed by Jihua Group of China, Arcotecnica Group of Italy and Italy-China Development Company.

“We are more than proud to participate in this innovative project that will bring Italian products to China,” said Luca Bastagli Ferrari, CEO of Arcoretail, a division of Arcotecnica.

Jihua Park Destination Centers – two are expected to open in 2015 – will combine sports and leisure, designer outlets, hotels and spas, wellness centers and restaurants.

Jihua Park Changchun will be in a mountain area frequented by Chinese tourists for wintertime skiing and summertime water sports. The center will be entirely enclosed so that visitors will be comfortable during the cold winter months. The design will include an indoor ski slope.

Jihua Group is listed in the Shanghai Stock Exchange and is part of XinXing Cathay International Co. Ltd, the 406th company in the Fortune 500. The €22 billion company dates back to 1912 and today is involved in the manufacturing, sourcing and distribution of apparel, shoes and hats, fabrics, leather accessories and rubber products.

Arcoretail provides turnkey services and solutions in the real estate sector, particularly in public-private partnerships.

The Italy China Development Company was founded in 2010 by Antonio Ferrante and Guo Ming to support Italian business development in China and vice versa.

Dubai Outlet Mall plans expansion

AL AHLI HOLDING Group is planning to expand Dubai Outlet Mall, which opened in 2007. The 70,000-m² center is 97 percent leased and draws 160,000 shoppers each week.

The expansion, which will connect to the existing center, will be approximately 60,000 m² and will include a hypermarket, a multi-screen cinema, a variety of restaurants, and lifestyle retail.

Vishal Mahajan, director of DOM,
said, “Phase 2 was always part of the overall plan. We’re working on finalizing the layout now.”

The Al Ahli center is the only outlet project in the UAE, though a group in Qatar, six hours west, is planning to open a center next year (see related brief on page 14).

**Henderson obtains €67 million loan**

**TIAA HENDERSON** Real Estate has obtained a €67 million loan on behalf of its European Outlet Mall Fund. The five-year facility, provided by Deutsche Pfandbriefbank, will refinance existing debt and provide funding for capital expenditures. The debt is secured by the 226,042-sf McArthurGlen Designer Outlet Berlin.

The center has an interesting background. The site and an existing, struggling outlet center were acquired by Henderson and McArthurGlen in 2006 from Hammerson. MCG tore down the old structure – a gloomy two-level enclosed mall – and launched Designer Outlet Berlin as a completely new center in 2009, following up with an expansion in 2010. Tenants in the center include Escada, Geox, Miss Sixty, Stefanel and Tom Tailor.

The refinancing follows a 10-year extension of Henderson’s €1.5 billion European Outlet Mall Fund, which owns eight outlet centers in Europe that were developed and continue to be managed, marketed and leased by McArthurGlen.

**Two dozen brands join 11 MCG outlet centers**

**MCARTHURGLEN HAS** been busy the first few months of this year with new store openings at 11 of its 20 designer outlet centers. Seidensticker and Zic Zac opened at Athens in April, and in March, Lombardini, Bormioli and Gutteridge opened at Barberino. Also in March, Bikkembers, Pollini and Rifle opened at Castel Romano.

Spring openings at La Reggia included Lacoste, Modus and Villeroy & Boch; in May, Adidas, Fossil and Trespass opened at Luxembourg. Earlier this year Atos Lombardini and YoYogurt opened at Noventa di Piave. Home & Cook and Moncler have opened at Roermond and Barutti at Bjorn Borg are open at Salzburg. Troyes has three new tenants: Hugo Boss, Serge Blanco and Wolford.

The first Gucci Outlet opened in May at Neumünster, bringing the center to nearly 100 percent capacity. Polo Ralph Lauren and Furla opened earlier this year at the German center. Insiders say expansion plans for Neumünster are already in the works.

**Rioja plans new scheme in England’s West Midlands**

**RIOJA DEVELOPMENTS** and Development Securities are working with the Cannock Chase Council to develop Mill Green Outlet Village in the West Midlands region of England.

The proposed 307,000-sf outlet center would include 130 outlet stores, plus...
restaurants, a cinema and 2,000 parking spaces. The outlet-center site is next to the Mill Green Nature Reserve and is close to public transportation links and Cannock’s city center.

Cannock is 90 minutes south of Cheshire Oaks Designer Outlet Village; 90 minutes north of Bicester Village and Gloucester Quays; and two hours north of Swindon Designer Outlet Village.

Development Securities is a property investor and developer that has delivered more than 4 million sf of projects during the last 20 years. The developer’s 4.5 million-sf pipeline includes urban regeneration projects, regional food stores, mixed-use developments, residential schemes and leisure developments.

Outlet development specialist Rioja is involved with outlet projects across Europe totalling more than 1 million sf. In October 2013, the company opened, with Realiz, the 172,000-sf One Fashion Outlet in Bratislava, Slovakia.

**LDO occupancy rises to 90 percent**

**LONDON DESIGNER OUTLET,** which has been open only since October 2013, has announced another group of tenants, bringing the center’s occupancy to 90 percent.

The retail and leisure destination, which has attracted over 2.5 million visitors since opening, will welcome Kurt Geiger, The North Face, Without Prejudice and Next in the next few months.

London Designer Outlet has 67 retailers and 19 restaurants and coffee shops, a nine-screen Cineworld cinema, and a brand new children’s Play Park, which opened in May. The center is attracting an average of 95,000 visitors each week. Other tenants include Guess, Nike, Marks & Spencer and Superdry.

More than 10 million people live within a 60-minute drive of the center, which is part of Quintain’s Wembley Park, the major development around Wembley Stadium.

**Qatar outlet center to open in 2015**

**DOHA OUTLET MALL,** described as “a distinctive destination offering high-end brands at discounted prices,” is set for completion in the first quarter of 2015 at West End Park in the Mesaimeer area of Qatar.

Qatar Property Management is developing the 320,000-sf outlet center, which is currently about 75 percent preleased.

The site, which is in the mixed-use development of West End Park, is 30 minutes from the Qatar airport. West End Park includes a hypermarket, a 12,500-person cricket stadium and an outdoor amphitheater that can hold 14,500 to 17,000 people.

Gloucester Quays footfall soars after phase 2 opens

**GLOUCESTER QUAYS** Outlet Centre’s third annual Garden Party, held in April, was attended by more than 102,000 people during the event’s four days. That’s 42 percent more than attended last year. The horticultural extravaganza is a celebration of nature that features celebrity gardeners, special events, entertainment and 80 vendors showing off their nursery wares.

The surge in visitor numbers complements a consistent 50 percent surge in the Peel Group center’s footfall since a €75 million expansion opened in December 2013. The four-year-old center is aiming for 4 million visitors at the end of this year.

Tenants in the 362,000-sf center include All Saints, Austin Reed, Calvin Klein Jeans, Crew Clothing, Gap Outlet, Ghost, Hawes & Curtis, M&S Outlet, Musto, Next Clearance, North Face, Osprey, Paul Costelloe, Puma, Snow+Rock and Quba & Co.

In August, TGI Friday’s will open.

London Designer Outlet’s new play park was officially opened this spring by Australian TV personality Peter Andre.
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